

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



1

Z2004000161 BCC 1260
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

33128+1902 71



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 04-161
APPLICANT NAME: BLACK CREEK L.C. & BLACK CREEK TRUST

THE APPLICANTS ARE APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #15 WHICH DENIED THE FOLLOWING:
THE APPLICANTS ARE REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA). ALSO REQUESTING AN UNUSUAL USE TO PERMIT LAKE EXCAVATIONS, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER ROAD, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 50 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK C.
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/19/2005
THURSDAY
TIME 9:30 AM

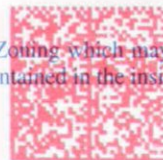
Z2004000161 BCC 1250
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

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APR 15 2005

MAILED FROM ZIP CODE 33312

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
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- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
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APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



3

Z2004000161 C15 1173
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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33128



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HEARING NUMBER: 04-161
APPLICANT NAME: BLACK CREEK L.C. & BLACK CREEK

TRUST
THE APPLICANT ARE REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO SINGLE-FAMILY MODIFIED RESIDENTIAL DISTRICT (RU-1MA). ALSO REQUESTING AN UNUSUAL USE TO PERMIT LAKE EXCAVATIONS, ON THIS SITE.

LOCATION: THE SOUTHEAST CORNER OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER ROAD, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 50 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
ROOM #203 (OLD BUILDING)
MIAMI, FLORIDA 33189

COMMUNITY ZONING APPEALS BOARD 1
DATE 02/15/2005
TUESDAY
TIME 7:00 PM

Z2004000161 C15 1173
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION ON ZONING HEARING IN YOUR AREA.

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PRECEDENT
FIRST CLASS



This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this marker. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
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APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

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PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

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MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

RESORT
FIRST CLASS



Z2004000161 C15 1111
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
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MIAMI, FLORIDA 33128-1974

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HEARING NUMBER: 04-161
APPLICANT NAME: BLACK CREEK, LC

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM AGRICULTURAL DISTRICT TO MODIFIED SINGLE FAMILY RESIDENTIAL DISTRICT RUM(A) .

LOCATION: THE SOUTHEAST CORNER OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER RD, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 50 ACRES

HEARING WILL BE HELD AT THE
SOUTH DADE GOVERNMENT CENTER
10710 SW 211 STREET
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MIAMI, FLORIDA 33189

THIS IS A PRELIMINARY
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SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2004000161 C15 1111
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
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PRESORTED
FIRST CLASS



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JUN 2004

MAILED FROM ZIP CODE 33312

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

BLACK CREEK L. C. & BLACK CREEK TRUST are appealing the decision of Community Zoning Appeals Board #15, which denied the following:

- (1) AU to RU-1M(a)
- (2) UNUSUAL USE to permit lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Old Silver Palm Trail," as prepared by Bellon, Milanes, Architects, dated 12-10-03 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224th Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west ½ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17 for a distance of 531.64' to a Point of intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821), N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); S02°01'55"E for 5.26'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of intersection with a line that is 50' north of and parallel to the south line of the north ½ of the SW ¼ of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north and parallel to the said south line of the north ½ of the SW ¼ of said Section 17 for a distance of 973.93' to the Point of beginning. AND: PARCEL 2: That portion of the SW ¼ of the SW ¼ of Section 17,

CONTINUED ON PAGE TWO

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APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

PAGE TWO

Township 56 South, Range 40 East, lying e/ly of the following described Florida Turnpike right-of-way.

Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said Section 17, as a basis of bearings of 224.76' to the intersection with the W/ly right-of-Way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW ¼ of the SW ¼ of said Section 17; thence N89°16'30"E along the north line of the SW ¼ of the SW ¼ of said Section 17 for 300' to the intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW ¼ of the SW ¼ of said Section 17; thence S89°22'47"W for 300' to the Point of beginning.

AND: PARCEL 3: Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE ¼ of the SW ¼ lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:

Commence at the Northwest corner of the SW ¼ of Section 17, Township 56 South, Range 40 East; run thence S01°06'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to a Point of intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.

LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

W

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

- (1) AU to RU-1M(a)
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CONTINUED ON PAGE TWO

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APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

PAGE TWO

of-Way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW ¼ of the SW ¼ of said Section 17; thence N89°16'30"E along the north line of the SW ¼ of the SW ¼ of said Section 17 for 300' to the intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW ¼ of the SW ¼ of said Section 17; thence S89°22'47"W for 300' to the Point of beginning. AND: PARCEL 3: Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE ¼ of the SW ¼ lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:

Commence at the Northwest corner of the SW ¼ of Section 17, Township 56 South, Range 40 East; run thence S01°06'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to a Point of intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.

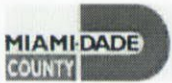
LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50± Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

m



**Miami-Dade County
Department of Planning and Zoning**

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000161

BOARD: BCC

**LOCATION OF SIGN: THE SOUTHEAST CORNER OF THE HOMESTEAD
EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER
RD, MIAMI-DADE**

Miami Dade County, Florida

Date of Posting: 25-APR-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

THOMAS GOMEZ

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000161

BOARD: C15

LOCATION OF SIGN: THE SOUTHEAST CORNER OF THE HOMESTEAD
EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER
RD, MIAMI-DADE

Miami Dade County, Florida

Date of Posting: 24-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

James O. J.

PRINT NAME:

FELIX ACOSTA

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000161

BOARD: C15

LOCATION OF SIGN: THE SOUTHEAST CORNER OF THE HOMESTEAD
EXTENSION OF FLORIDA'S TURNPIKE AND OLD CUTLER
RD, MIAMI-DADE

Miami Dade County, Florida

Date of Posting: 24-JAN-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA

C-BCC

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-161 HEARING DATE 5/19/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: 4/13/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 4/14/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 4/14/05

C-15

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-161 HEARING DATE 2-15-05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]

Date: 1/13/05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]

Date: 1-13-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

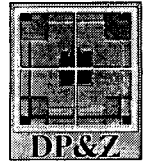
Signature: [Signature]

Date: 1-13-05

C-15



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2004000161

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Ciro Diaz

Date:

05/24/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

ADRIANA GUERRA

Date:

06/14/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

6/14/04

To be retained in Hearing File

Ad Number: 688066801
 Insertion Number: 688066801
 Size: 2X12.0
 Color Type: B&W

Client Name: METRO-DADE COUNTY
 Advertiser: NBR South Dade/SD19/Dade
 Section/Page/Zone: Description:

RELIGION

lighting is after 8:29 p.m. Eighth Day of Passover services will be conducted by Schonblum at 9:30 a.m. May 1. Yizkor (memorial) prayers will be recited. Passover ends at 8:30 p.m. Shabbat evening services will be conducted by Schonblum whose sermon topic will be "Honest Pledges" at 8 p.m. May 6. Limud services for children will be held at 8 p.m. Candle lighting is at 7:37 p.m. Shabbat morning services will be conducted by Schonblum who will discuss the Torah portion, Kedoshim at 9:30 a.m. May 7. The blessings of the new Hebrew month of Iyar will be chanted. Shabbat ends at 8:33 p.m. Kids Club schedule, open to children in kindergarten through fifth grade. Meetings will be held May 11. All events will be held at the Temple. Dues for the year are \$60, which will include regularly scheduled activities and snacks. Visit www.tsoomiam.org.

Unitarian Universalist Congregation of Miami, 7701 SW 76th Ave., 305-667-3897, 305-667-5056 (for children's program).

At 11 a.m. April 24 will be "The Shelter of Each Other" by the Rev. Dr. Lucy Hitchcock Seck. Mary Pipher wrote a book with this title to affirm the possibilities of family while reflecting on the challenges modern society places on this important institution. The Social Justice Committee presents Gabriela Martinez Lopez of CAPISE (Chiapas, Mexico) at 8 p.m. April 21. Tom Hansen of the Mexico Solidarity Network will also speak. Fair trade and the role of women in Chiapas in creating sustainable economic alternatives will be discussed. An evening of jazz with piano man Vince Lawrence Maggio and guitarist Randall Dollahan is 7:30 p.m. April 25. Tickets: \$15 at door, students with ID, \$6. Call 305-667-3697, 305-661-7250 or 305-661-0023 for more information. The Rev. and Membership Committee will hold three sessions so that newcomers can get acquainted with each other and some of the leaders of the congregation at 7:15 p.m. April 26. The last session will be a dinner party with some exercises to explore the religious conceptions further. Please RSVP.

Unity Center of Miami, 16320 SW 147th Ave., 305-232-9503: Singing will be 10:45 April 24 at Temple Bet Breira, 9400 SW 87 Ave. Join guest speaker Charline Emanuel Rankin for a talk titled "Check Your Wireless Transmission."



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ZONING HEARING



The list below contains zoning items which may be of interest to your immediate neighborhood.

1. BLACK CREEK L.C. & BLACK CREEK TRUST (04-161)

Location: The southeast corner of the Homestead extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida (50 Acres)

The applicants are appealing the decision of Community Zoning Appeals Board #15 which denied the following:

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma). Also requesting an unusual use to permit lake excavations, on this site.

2. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING (04-460)

Location: South of SW 256 Street, north of SW 272 Street, west of SW 137 Avenue and east of SW 149 Avenue, southeast of the Urban Development Boundary Line and northeast of Canal C103N, Miami-Dade County, Florida (668 Acres)

The applicant is requesting a zone change from multiple Zoning classifications to Naranja Community Urban Center district site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

MIAMI-DADE COUNTY, FLORIDA

PUBLIC NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 15 will hold a Public Hearing on the following items on Tuesday, the 15th day of February, 2005 at 7:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 211 Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformatations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 05-2-CZ15-1 (04-161).

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

- (1) AU to RU-1M(a)
- (2) UNUSUAL USE to permit lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Old Silver Palm Trail," as prepared by Bellon, Milanes, Architects, dated 12-10-03 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224th Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west ½ of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW ¼ of the SW ¼ of Section 17 for a distance of 531.64' to a Point of intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821): N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek): S02°01'55"E for 5.26'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of intersection with a line that is 50' north of and parallel to the south line of the north ½ of the SW ¼ of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north and parallel to the said south line of the north ½ of the SW ¼ of said Section 17 for a distance of 973.93' to the Point of beginning. AND: PARCEL 2: That portion of the SW ¼ of the SW ¼ of Section 17, Township 56 South, Range 40 East, lying e/ly of the following described Florida Turnpike right-of-way.

Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said Section 17, as a basis of bearings of 224.76' to the intersection with the W/ly right-of-Way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW ¼ of the SW ¼ of said Section 17; thence N89°16'30"E along the north line of the SW ¼ of the SW ¼ of said Section 17 for 300' to the

Public Notices & Hearings

intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW ¼ of the SW ¼ of said Section 17; thence S89°22'47"W for 300' to the Point of beginning; AND: **PARCEL 3:** Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE ¼ of the SW ¼ lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:
Commence at the Northwest corner of the SW ¼ of Section 17, Township 56 South, Range 40 East; run thence S01°06'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to the Point of intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.
LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road
Miami-Dade County, Florida.

HEARING NO. 05-2-CZ15-2 (04-284)

APPLICANT: FUTURE M. INVESTMENTS CORP.

GU & AU to RU-TH

SUBJECT PROPERTY: The NE ¼ of the SW ¼ of the SE ¼ of the SE ¼, less the west 25' & the south 35' in Section 27, Township 56 South, Range 39 East.

LOCATION: Lying east of S.W. 138 Court & approximately 360' north of S.W. 264 Street, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ15-3 (04-328)

APPLICANTS: MALCOLM WISEHEART, ET AL.

AU & GU to RU-1M(a)

SUBJECT PROPERTY: Tracts 11, 12 & 13, revised portions of TENALLA OCEAN FARMS SUBDIVISION & TENALLA OCEAN FARMS ADDITION, Plat book 39, Page 15.

LOCATION: The Northwest corner of S.W. 87 Avenue & theoretical S.W. 204 Street, Miami-Dade County, Florida.

HEARING NO. 05-2-CZ15-4 (04-375)

APPLICANT: WATERSIDE APARTMENTS LTD.

Applicant is requesting to waive the zoning and subdivision regulations prohibiting structures within rights-of-way to permit a 2'8" high masonry wall encroaching into the zoned right-of-way of S.W. 210 Street (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and/or under Chapter 28 §19(A) of the Public Works Code.

Plans are on file and may be examined in the Zoning Department entitled "Site Plan & Elevations" as prepared by H. J. Ross Associates, consisting of 2 sheets and dated 5/2/03 and plans entitled "Calusa Cove," as prepared by Albaisa Architects, consisting of 1 sheet, dated last revised 1/3/03 and 1 sheet dated 9/16/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of CALUSA COVE SUBDIVISION, Plat book 154, Page 6.
LOCATION: 8000 S.W. 210 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 25 day of January 2005.

1/25

05-3-03/516580M

ait to seek solution artum depression

depression is a serious issue that can have lasting negative consequences for the whole family," she said. "It can affect the mother's mental health, her relationship with her partner, and her child's social, emotional and cognitive development."

Postpartum depression occurs in about 10 percent to 20 percent of women. Symptoms may include increased tearfulness, anxiety, anger, insomnia, guilt, loss of appetite, lack of energy or feeling overwhelmed or hopeless.

If you feel you are at risk for postpartum depression or you're currently experiencing symptoms, help is available.

Here are some suggestions:

● **Recognize it.** "The first step is to recognize the warning signs," said Dr. Renee Goldberg, clinical instructor of Obstetrics and Gynecology at Harvard Medical School. "Sometimes the partner or other family members recognize symptoms before the patient does. They need to be involved in looking for symptoms."

If you have concerns, don't ignore them. "Postpartum depression is treatable, but it won't go away on its own," Goldberg said.

● **Know the risk factors.** Shoshana Bennett, author of *Beyond the Blues: A Guide to Understanding and Treating Prenatal and Postpartum Depression*, said, "Although no one is immune, those with a personal or family history of depression or anxiety are at higher risk of developing postpartum depression."

"While postpartum depression is caused primarily by biochemical factors, experiences such as trauma, isolation and poor partner support can definitely make it worse," she said.

● **Get rest.** We need at least five hours uninterrupted sleep per night, Bennett said. "Chronic sleep deprivation will cause a decrease of serotonin in our brain and may lead to anxiety, irritability or depression," she said. "Sleep is not a luxury; it's a medical necessity."

She urges new parents to

"Even breast-feeding mothers can do this with a solid plan of action," she said.

● **Take care.** Bennett reminds mothers to eat protein throughout the day and drink plenty of water. She also emphasizes the importance of taking regular breaks throughout the week. She encourages moms to ask for help from a partner, family or friends.

"It's essential to make sure you don't burn out," she said. "When you're cared for, you can better take care of others."

● **Seek a support group.** Many women with postpartum depression benefit from support groups. Bennett said recovery rates seem to be quicker for women who have others to talk with who can relate to their experiences. Call your local hospital or a mental health professional for information and referrals.

● **Get help.** "Postpartum depression is not a character flaw or personality weakness," Bennett said. "It is an endocrine disorder that will go away with help."

Talk to a healthcare practitioner you trust, she advises. "If you're feeling too overwhelmed or depressed to make the phone call, ask your partner or other support person to call for you."

● **Know when to get immediate attention.** There may be times when immediate support is necessary. If you have thoughts of harming yourself or your baby, don't wait for an appointment. Seek immediate help by going to a local emergency room or calling a 24-hour crisis line such as Switchboard of Miami at 305-358-HELP or First Call for Help in Broward, 954-537-0211.

For more information, visit these websites: www.depressionafterdelivery.com or www.postpartum.net.

Debbie Glasser, Ph.D., is a licensed clinical psychologist at the Mailman Segal Institute for Early Childhood Studies at Nova Southeastern University.

MIAMI-DADE
COUNTY

ZONING HEARING

COMMUNITY ZONING APPEALS BOARD - 15
TUESDAY, FEBRUARY 15, 2005 - 7:00 p.m.
SOUTH DADE GOVERNMENT CENTER
ROOM 203 (OLD BUILDING)
10710 SW 211 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. BLACK CREEK L.C. & BLACK CREEK TURST (04-161)

Location: The southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida (60 Acres)

The applicants are requesting a zone change from agricultural district to single-family modified residential district (RU-1Ma). Also requesting an unusual use to permit lake excavations, on this site.

2. FUTURE M. INVESTMENTS CORP. (04-284)

Location: Lying east of SW 138 Court and approximately 360' north of SW 264 Street, Miami-Dade County, Florida (2.16 Net Acres more or less)

The applicant is requesting a zone change from interim district and agricultural district to townhouse district, on this site.

3. MALCOLM WISEHEART, ET AL (04-328)

Location: The northwest corner of SW 87 Avenue & theoretical SW 204 Street, Miami-Dade County, Florida (8.89 Acres)

The applicants are requesting a zone change from agricultural district and interim district to single-family modified residential district (RU-1Ma), on this site.

4. WATERSIDE APARTMENTS, LTD. (04-375)

Location: 8000 SW 210 Street, Miami-Dade County, Florida (8.77 Acres)

The applicant is requesting to waive zoning and subdivision regulations requirements to permit a masonry wall encroaching into the zoned right-of-way of SW 210 Street, where is not permitted.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244, at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on **Thursday, the 19th day of May, 2005 at 9:30 a.m.** In the **County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida.** Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida.** Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 05-2-CZ-151 (04-181)

APPLICANT: BLACK CREEK L. C. & BLACK CREEK TRUST

BLACK CREEK L. C. & BLACK CREEK TRUST are appealing the decision of Community Zoning Appeals Board #15, which denied the following:

- (1) AU to RU-1M(a)
- (2) UNUSUAL USE to permit lake excavations.

Plans are on file and may be examined in the Zoning Department entitled "Old Silver Palm Trail," as prepared by Bellon, Milanes, Architects, dated 12-10-03 and consisting of 10 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL 1: A portion of Tract 3 of AMENDED PLAT OF EAST DIXIE PARK, Plat 31, Page 61, and a portion of the right-of-way of S.W. 224th Street, lying north of and adjacent to said Tract 3 (said right-of-way closed by Resolution No. 7275), and a portion of the west 1/4 of Section 17, Township 56 South, Range 40 East, all being particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of the SW 1/4 of Section 17, Township 56 South, Range 40 East; thence run N89°16'32"E along the south line of the said NW 1/4 of the SW 1/4 of Section 17 for a distance of 531.64' to a Point of Intersection with the east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); thence run N0°48'42"W along said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821); for a distance of 50' to the Point of beginning of the tract of land herein described; thence from the above established Point of beginning run the following courses and distances along the said east right-of-way line of the Homestead Extension of Florida's Turnpike (State Road No. 821), N0°48'42"W for 497.94'; N01°05'51"E for 300.17'; N0°48'42"W for 529.71' to a Point of Intersection with the south right-of-way line of Old Cutler Road said point lying on a circular curve concave to the north and bearing S08°46'03"W from the center of said curve; thence departing the said east right-of-way line of Homestead Extension of Florida's Turnpike (State Road No. 821) run the following courses and distances along the said south right-of-way line of Old Cutler Road; along said circular curve to the left having for its elements a radius of 2,914.93' and a central angle of 10°41'55" for an arc distance of 544.29' to the Point of tangency of said curve N88°04'08"E for 380.06' to a Point of Intersection with the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); thence departing the said south right-of-way line of Old Cutler Road run the following courses and distances along the said W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek); S02°01'55"E for 5.28'; S07°34'00"W for 727.16' to the beginning of a circular curve to the left; thence to the left along said curve having for its elements a radius of 760' and a central angle of 45°43'36" for an arc distance of 606.54' to a Point of Intersection with a line that is 50' north of and parallel to the south line of the north 1/4 of the SW 1/4 of said Section 17 said point bearing S51°50'24"W from the center of said curve; thence departing the W/ly right-of-way line of the Central and Southern Florida Flood Control District Canal C-1 (Black Creek) run S89°16'32"W along a line that is 50' north of and parallel to the said south line of the north 1/4 of the SW 1/4 of said Section 17 for a distance of 973.93' to the Point of beginning. AND: PARCEL 2: That portion of the SW 1/4 of the SW 1/4 of Section 17, Township 56 South, Range 40 East, lying e/ly of the following described Florida Turnpike right-of-way.

Commence at the Southwest corner of said Section 17; thence N89°22'47"E along the south line of said Section 17, as a basis of bearings of 224.76' to the intersection with the W/ly right-of-way line of S. R. No. 821 (Florida's Turnpike), Florida State Department of Transportation Right-of-Way map, Section #87005-2305, said point being the Point of beginning of the herein described parcel of land; thence N00°48'42"W along said west Right-of-Way line for 1,332.49' to the north line of the SW 1/4 of the SW 1/4 of said Section 17; thence N89°16'30"E along the north line of the SW 1/4 of the SW 1/4 of said Section 17 for 300' to the intersection with the E/ly line of said S. R. #821 (Florida's Turnpike); thence S00°48'42"E for 1,333.04' to the south line of the SW 1/4 of the SW 1/4 of said Section 17; thence S89°22'47"W for 300' to the Point of beginning. AND: PARCEL 3: Right-of-Way for drainage outfall, right of Station 5084-77.29 (Centerline of Project). That part of the NE 1/4 of the SW 1/4 lying W/ly of Black Creek Canal (Canal C-1), and Tract 3 of AMENDED PLAT EAST DIXIE PARK, Plat book 31, Page 61, all lying and being in Section 17, Township 56 South, Range 40 East, lying within the following described boundaries, to wit:

Commence at the Northwest corner of the SW 1/4 of Section 17, Township 56 South, Range 40 East; run thence S01°08'28"E (bearing derived from the Florida State System of Plane Coordinates) along the W/ly boundary of said Section 17, 1,332.11' to a point; run thence N89°16'31"E, 531.64' to the Point of beginning of the herein described parcel; thence run N00°48'42"W, 50' to a point; thence run N89°16'31"E, 973.64' to a Point of Intersection with the existing W/ly right-of-way line of Black Creek Canal (Canal C-1), said point being on a curve, concave to the Northeast, having a radius of 760'; thence from a tangent bearing S38°10'38"E, run SE/ly along said curve 65.20', through a central angle

of 04°54'57", to a point on said curve; thence, from a tangent bearing S43°05'35"E, run S89°16'31"W, 1,015.39' to the Point of beginning.

LOCATION: The Southeast corner of the Homestead Extension of Florida's Turnpike and Old Cutler Road, Miami-Dade County, Florida.

HEARING NO. 05-3-CZ-52 (04-424)

APPLICANTS: VILLAGE SHOPPING CENTER TRUST L. L. C. & COUNTRY CLUB TRUST L. L. C. (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST)

VILLAGE SHOPPING CENTER TRUST L. L. C. & COUNTRY CLUB TRUST L. L. C. (F/K/A: JOSE MILTON & VILLAGE SHOPPING CENTER TRUST) are appealing the decision of Community Zoning Appeals Board #5, which denied the following:

- (1) BU-1A to RU-4
- REQUEST #1 ON THE SOUTHERN PARCEL
- (2) UNUSUAL USE for entrance features - to wit: gated entrances, guardhouses and a decorative fountain.
- (3) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of county Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by the Zoning Appeals Board, reading as follows:
FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers,' as prepared by Salvador M. Cruxent, Architect, dated 12-20-84 and consisting of 3 pages."
TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruxent, Architect, dated, signed & sealed 1/31/05 consisting of 11 sheets and landscape plans prepared by EGS2 Corp., dated signed and sealed 2/17/05 and consisting of 8 sheets."

The purpose of request #3 is to permit the applicant to submit new site plans for a residential apartment development on the southern parcel and showing pedestrian and vehicular connectivity to the existing development on the northern parcel.

REQUEST #2 & #3 ON THE NORTHERN & SOUTHERN PARCELS

- (4) DELETION of 3 Agreements as recorded in Official Record Book 7397, Pages 597 through 609 and Pages 620 through 625.

The purpose of request #4 is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUEST #4 ON THE NORTHERN PARCEL

- (5) Applicant is requesting to permit a proposed parking garage setback 20' from the south and 15' from the east property lines (25' required for both).
- (6) Applicant is requesting to permit all buildings spaced 20' from each other (30' required where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site).

REQUESTS #5 & #6 ON THE SOUTHERN PARCEL

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #5 & #6 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS SUBDIVISION, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: 6790 N.W. 186 Street & 18255-18345 N.W. 68 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-5-CC-2 (04-460)

APPLICANT: THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

AU, BU-1, BU-1A, BU-2, BU-3, EU-M, GU, IU-1, IU-3, IU-C, RU-1, RU-2, RU-3, RU-3M, RU-4A, RU-4L, RU-5A & RU-TH to NCUCD

SUBJECT PROPERTY: Begin at the Northeast corner of the SE 1/4 of Section 27, Township 56 South, Range 39 East; thence west along the centerline of S.W. 256 Street for a distance of 1,877'± to the centerline of State Highway #5; thence SW/ly along the centerline of State Highway #5 for 285'± to a point; thence N47°04'12"W for 300'± to the centerline of S.W. 256 Street; thence west along S.W. 256 Street center for 1,600'±; thence S40°34'07"W for 2,380'± to theoretical W/ly right-of-way of S.W. 147 Avenue; thence south along the theoretical W/ly right-of-way of S.W. 147 Avenue for 850'± to the N/ly right-of-way of S.W. 246 Street; thence west along the N/ly line of S.W. 246 Street for 1,287'± to the theoretical centerline of S.W. 149 Avenue; thence south along S.W. 149 Avenue for 1,030'± to the N/ly right-of-way of Canal C-103 north; thence SE/ly along the north line of the canal for 2,450'± to the centerline of S.W. 272 Street; thence east along S.W. 272 Street centerline for 2,340'± to the centerline of S.W. 142 Avenue; thence north along S.W. 142 Avenue for 682'± to the centerline of S.W. 270 Street; thence east for 1,050'± to the W/ly line of the FEC easement; thence SE/ly along the west line of the FEC easement 895'± to the centerline of S.W. 272 Street; thence east 1,080'± to S.W. 137 Avenue; thence north along S.W. 137 Avenue for a distance of 5,280'± to the Point of beginning.

LOCATION: South of S.W. 256 Street, north of S.W. 272 Street, west of S.W. 137 Avenue & east of S.W. 149 Avenue; Southeast of the Urban Development Boundary Line & Northeast of Canal C103N, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 26 day of April 2005.

4/26

05-3-02/539253M